



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 2/1 20 Rutland Court**

KINNING PARK, GLASGOW, G51 1JW



The property is situated within the highly popular 'Kinning Park' district to the South of Glasgow and is conveniently placed for access to local amenities, including shops, public transport services including 'Kinning Park' underground station and the iconic landmark bridge, The Clyde Arc, which gives easy access to the West End, BBC and STV.

In addition to this, there are excellent road links close by, giving easy access to Glasgow City Centre and the Central Belt motorway network system.



We are delighted to bring to the market, this fantastic two-bedroom apartment, set in a quiet position in a very popular area of Glasgow. The accommodation on offer is presented in true walk-in condition and is perfect for any young couple or small family. Alternatively, it would make an absolute 'sure-fire' Buy-to-Let investment.

The spacious upgraded accommodation comprises of a bright and spacious lounge/diner with large windows that allow natural light to flood the room. The room would suit a range of furniture configurations and the layout also affords room for a dining table.

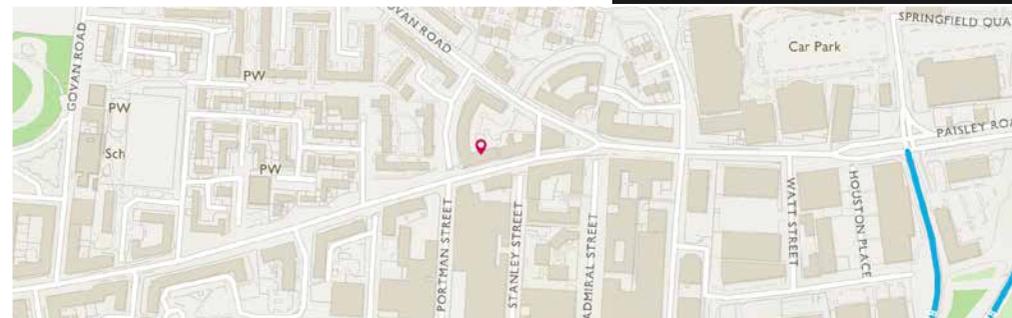
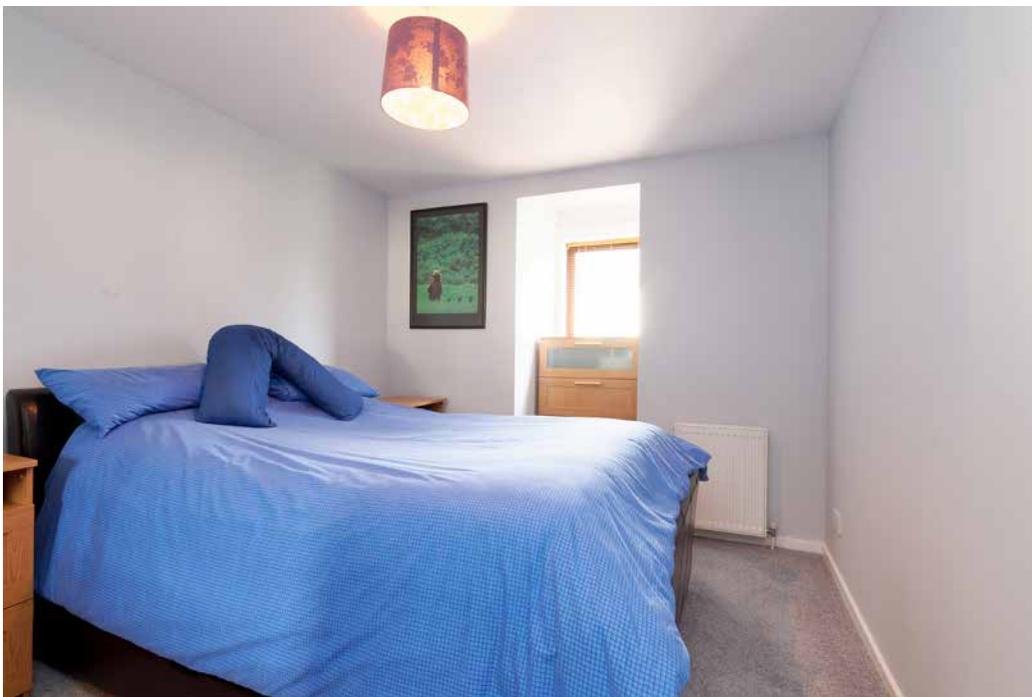
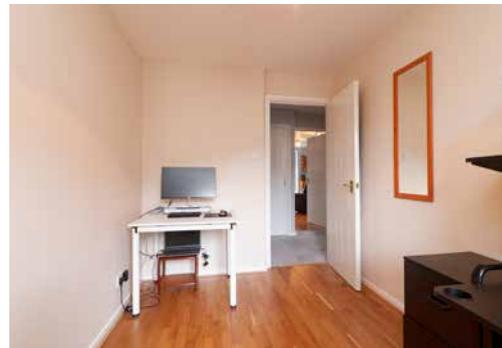
The galley style kitchen is perfect for the apartment, finished in a range of light wood fitted units, with an electric oven and gas hob with ample space for the free-standing fridge freezer and washing machine. All in all, it's built for convenience and functionality and it makes a great space for any chef to serve up a marvellous meal. The bathroom is a real touch of luxury, it's modern, bright

and fresh, finished in a white suite with an electric shower within a large and spacious shower enclosure, with easy clean wet-wall panels and a stylish chrome radiator. There's always an instant supply of piping hot water for long refreshing showers. The two double bedrooms are also spacious and bright with ample space for free-standing furniture, whilst the master benefits from built-in mirrored wardrobes.

There is a large walk-in cupboard in the hallway to help keep everything in its place. The home is kept warm, comfortable and secure via the double glazing, gas central heating, and secure door entry system.

The property also has ample parking to the front aspect. Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for anyone looking for a very stylish apartment in an eternally popular area, where all the hard work has already been done. Move in, sit down and start enjoying this fantastic apartment.

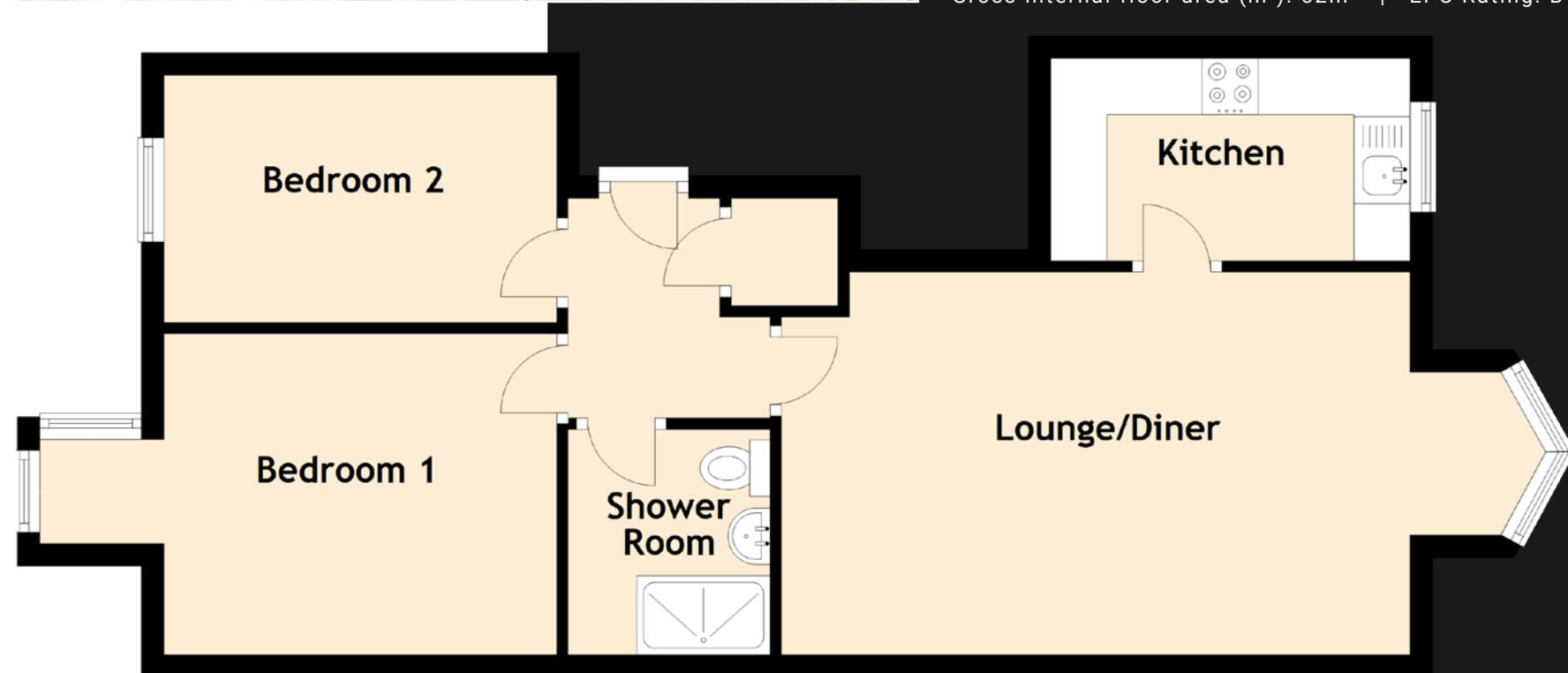




Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.61m (21'8") x 3.40m (11'2")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom 1	3.50m (11'6") x 2.85m (9'4")
Bedroom 2	3.50m (11'6") x 2.20m (7'3")
Shower Room	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: B






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